

Heritage Impact Assessment

Alterations to include the removal of existing WC and shed attached to rear of property, construction of a retaining garden wall with alterations to existing external ground levels at the rear of the dwelling and underpinning works to basement

Thatched Cottage, Church Street, Bampton, Oxfordshire

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PROJECT

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1. Introduction

- 1.1. This report has been prepared to accompany a full planning application and Listed Building Consent application for alterations at Thatched Cottage, Bampton, hereafter referred to as the 'Site'.
- 1.2. The purpose of the applications are to make the listed building functional and habitable as a permanent residence, ensuring its continued relevance in a manner befitting its conservation values. The property currently is not suitable for either young or more aged owners, with no downstairs facilities, non-compliant and quite hazardous staircases to both basement and upper storey and with only a single bedroom. To this end, a minor programme of external and internal alterations are proposed which have been carefully considered to minimise impacts to historic fabric whilst providing substantial improvements to the accessibility and functionality of the property.
- 1.3. A separate application for a link-detached extension will be submitted. This report draws upon the impacts of both applications
- 1.4. The applicant has previously applied for listed building consent with West Oxfordshire District Council (23/00181/LBC) in January 2023 and withdrew the application in March 2023 following advisory discussions with the local authority and consultants. The amended designs have sought to address concerns raised and a new heritage statement has been commissioned in regard to the amended designs, chiefly:
 - *“There is not enough information...on the impact on the structure and character of this building”*
 - The significance of the Cellar
 - The extension being *“incongruous and overly modern in design”*
- 1.5. The new proposals have sought to address previous concerns raised, with further information supplied regarding the contribution of the cellar to the significance of the building, whilst detailing the character of the building to a degree proportional to its significance.

- 1.6. The purpose of this report is to understand, assess the significance and to analyse the impact of the proposed work to affected heritage assets in order to comply with paragraph 194 of the National Planning Policy Framework (NPPF).
- 1.7. This Heritage Impact Assessment (HIA) should be read in conjunction with the other supporting planning documents and drawings prepared by Berrys and other consultants.

2. Methodology

- 2.1. This report is structured to establish the impacts of the proposals on affected heritage assets. It provides a brief overview of the history of development, leading to an appraisal of heritage significance of affected heritage assets, reviewing the content of the proposals and concluding with an impact assessment on the identified significance.
- 2.2. The methodology in this report will be based upon the following best practice guidance:
- Historic England's *Good Practice Advice in Planning 2 – Managing Significance in Decision-Taking in the Historic Environment*
 - *Historic England Advice Note 1 - Conservation Area Appraisal, Designation and Management*
 - Historic England *Advice Note 12 – Statements of Heritage Significance*
- 2.3. This report has primarily been produced through desktop research, using relevant secondary sources including:
- Historic England National Heritage List (NHLE)
 - Historic Environment Records (HER)
 - Oxfordshire Archives
 - Oxonionsia Local Studies
 - Thatched Cottage private archive
 - UK Census Records (online resource)
 - National Library of Scotland (online resource)
- 2.4. A site visit was undertaken on 10th August to understand the layout, features and fabric of the building. Conditions were sunny and dry.
- 2.5. The assessment is primarily a desk-based study which has utilised secondary sources derived from a variety of published sources. The assumption has been made that this data is reasonably accurate. The records held by the HER and historic maps are not an infinite record of all heritage assets, but signposts to sources of information relating to the discovery of historic features.

3. Identification of Heritage Assets

3.1. The NPPF (Annex 2 Glossary) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

3.2. The Site is a Grade II listed building, located within the western core of the village of Bampton, east of the village Church of St Mary and west of the market square. It is the only statutorily listed property on Church Street, and is located in proximity to a number of statutorily listed buildings detailed in Figures 1 and 2. The property boundary extends to the south to include an elongated garden similar to a traditional late medieval burgess plot.

3.3. The Site is located centrally within the Bampton Conservation Area (figure 1) designated in 1976. There are no management plans or audits associated with the conservation area.¹ This report will therefore rely on our assessment of the area’s characteristics in determining potential impacts where necessary.

3.4. There are no records maintained by West Oxfordshire District Council of locally listed buildings or records of non-designated heritage assets. The Oxfordshire Historic Environment Record is also *“inadequate for commercial or planning-related enquiries.”*²

3.5. The Site is situated within the historic core of Bampton which has a moderate density of statutorily listed buildings, however the Site is not immediately neighboured by any of these assets.

3.6. Full details of the listing of Thatched Cottage are listed in the Appendices of this report.

¹ West Oxfordshire Council, 2023

² Heritage Gateway, Oxfordshire Historic Environment Record, 2023

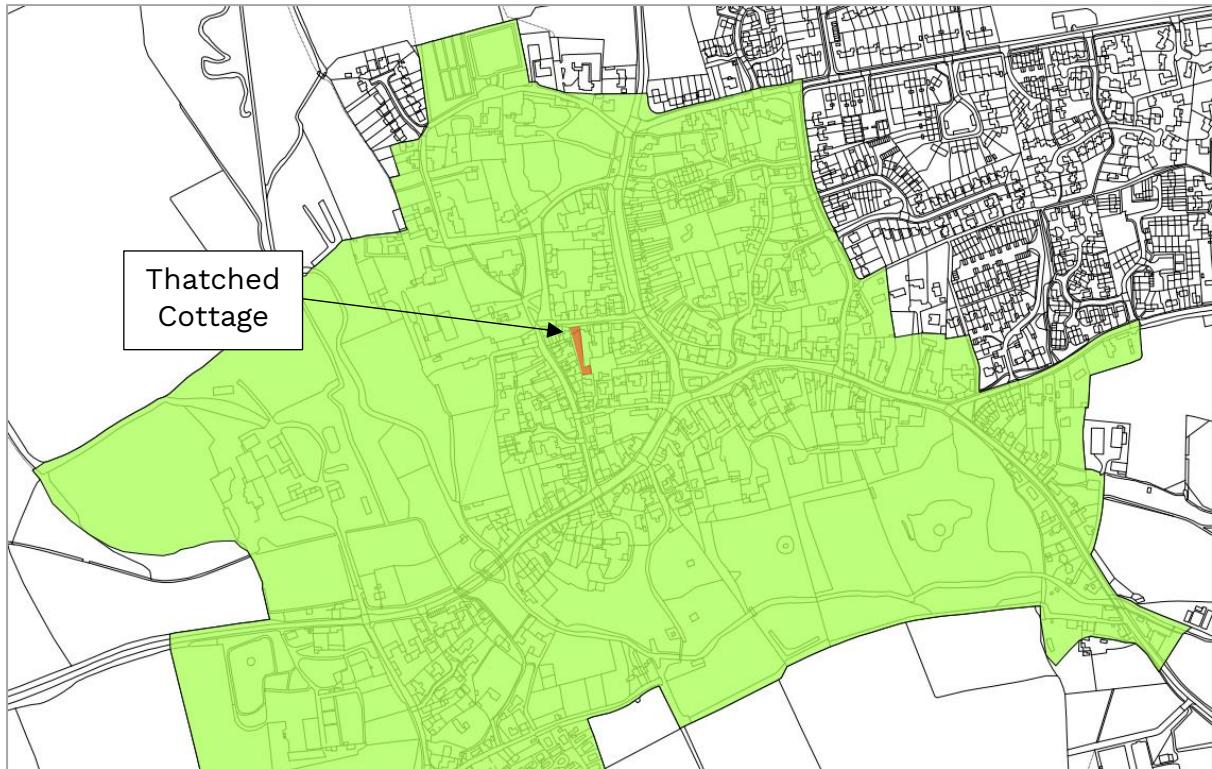


Figure 1. Site Location within the Bampton Conservation Area. Source: Bampton Conservation Area Map



■ Proposal Site ■ Statutorily Listed Site

Figure 2. Site Location in relation to nearby designated heritage assets

Name	Listing	Description
Church of St Mary (inc. churchyard and gravestones)	I	Early 11 th century church remodelled multiple times. Octagonal spire. Predominantly Cotswold limestone rubble construction with high evidential value in medieval construction technology and techniques.
Library, with Gateway attached to the North East corner	II	Former school and now library, built in the mid 17 th century. Ashlar, with stone slate roof, moulded gable copings and kneelers, and ashlar chimneys. Rubble extension to adjoining moulded gateway.
Churchgate House	II	Queen Anne style country house of 3 bays, central string course, arched entranceway and protruding north bay window. Slate hipped roof and
Rosemary House	II	Early Victorian town house of course limestone rubble and slate roof, 2 storeys.
The Poachers Rest	II	Elongated 6 bay 2 storey townhouse of course rubble and stone slate roof. Likely originally 3 individual dwellings as a terrace.
Mignonette	II	Early Victorian town house of course limestone rubble and slate roof, 2 storeys.
1, 2 & 3 Church View	II	Formerly one house, now 3 dwellings. C17, with early/mid C18 rear wings and small C18/C19 extension to right. Coursed rubble limestone, stone slate roof, stone chimneys with brick shafts to left and between right bays
Leighton Cottage	II	Tall and long 3 storey early 17 th century building of course rubble and slate roof. Former schoolmasters residence.
The Hermitage and Priory Cottage	II	Attractive Georgian village residency, now of six bays following 19 th century extension, slate roof, well presented course rubble walls. Sash and casement windows
Kilmore House	II	Grand former vicarage, tall 2 storey ashlar quoin and course rubble walls, slate roof and two chimneys. Mature gardens and trees to entranceway.
Mayville and Felix Cottage	II	Squat pair of late Georgian village residences, extended to the rear. Oversized sash windows and truncated chimneys.
Thatched Cottage	II	Located to the rear of 'Thatched Cottage' a later 18 th century farmhand residency of course rubble with tall flanking chimneys, thatch roof with eaves overhang.

Figure 3. List of local designated heritage assets in proximity to the Site.

4. Planning Policy Framework

4.1. This assessment is written in the context of the following legislation, planning policy and guidance:

4.2. Legislation

- Planning (Listed Buildings and Conservation Areas) Act (1990)
 - I. Section 66(1) of the Act requires local planning authorities to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when determining applications which impact a listed building or its setting.
 - II. Section 72(1) of the Act, in reference to Conservation Areas, requires that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”* by local planning authorities.

4.3. National Planning Policies

- National Planning Policy Framework (2021) *‘The Framework’*
 - National Planning Practice Guidance: *Historic Environment (2019)*
- 4.4. The National Planning Policy Framework provides two key chapters relevant to the proposal within this report:

Conserving and Enhancing the Historic Environment

- 4.5. Section 16 asserts that heritage assets are an *“irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”*
- 4.6. Concerning proposals affecting heritage assets, paragraph 195 states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking*

account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal"

4.7. Concerning potential impacts to designated heritage assets *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

4.8. Paragraph 202 of the NPPF confirms that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

4.9. National Planning Practice Guidance provides further detail on the determination of Public Benefits. Notably, public benefits do not need to be visible or accessible to the public. They may include:

- sustaining or enhancing the significance of a heritage asset
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset

4.10. Heritage Planning Guidance

4.11. The following national guidance documents have been consulted in compiling this assessment:

- Historic England Conservation Principles: *Policies and Guidance for the Sustainable Management of the Historic Environment* (2008)
- Historic England Good Practice Guide 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic England Good Practice Guide 3: *The Setting of Heritage Assets* (2017)
- Historic England Advice Note 12: *Statements of Heritage Significance - Analysing Significance in Heritage Assets* (2019)
- Historic England Advice Note 2: *Making Changes to Heritage Assets* (2015)

4.12. Local Development Framework

4.13. The following policies and supporting documentation from the local development framework are relevant to the proposal:

- **West Oxfordshire Local Plan 2031**

- 4.13..1. *Policy EH9: Historic Environment*

- 4.13..2. *Policy EH10: Conservation Areas*

- 4.13..3. *Policy EH11: Listed Buildings*

- 4.13..4. *Policy EH12: Traditional Buildings*

- **West Oxfordshire Design Guide 7: Listed Buildings, registered parks and Scheduled monuments**
- **West Oxfordshire Design Guide 14: Extensions and Alterations**
- **West Oxfordshire Bampton Conservation Area Map**

5. Historical Development and Appraisal

5.1. The western portion of the village of Bampton (where the proposal site is located) was the centre of an Anglo-Saxon royal estate and hundred, the site of a late Anglo-Saxon minster, and formerly a chartered market town granted in the 13th century. It is situated close to the river Thames c. 12½ miles (20 km) west of Oxford and 4½ miles (7½ km) south-west of Witney.³ There was historically a major thoroughfare leading from historic settlements in the region (Brize Norton, Carterton) to the site of the former minster (near to the current Church of St Mary).

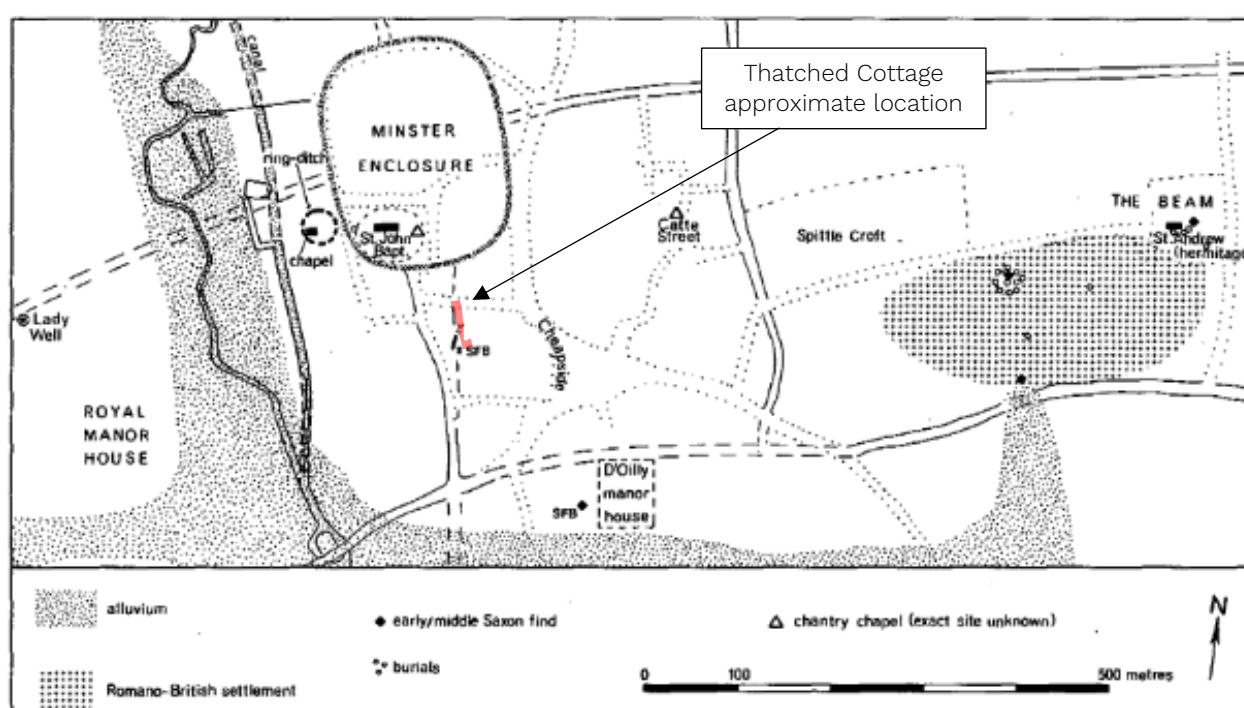


Figure 4. Site Location in relation to proposed Saxon arrangement of Bampton. Source *Victoria Country History*, 1996.

5.2. The town was remodelled around the late 12th/ early 13th century. A large triangular marketplace was laid out to the south-east of the church enclosure, perhaps in 1241 when a new market was granted by Henry III. Existing thoroughfares were diverted to funnel into it including the busy Brize Norton road, which thereafter ran along Broad Street, and the east-west route passing near the sites of the Anglo-Saxon *Grubenhous* and of an early manor house, which thereafter ran along High and Bridge Streets.⁴

³ Baggs et al, *A History of the County of Oxford*, 1996

⁴ *Ibid*, pp. 8-17

- 5.3. The town appears to have grown at a contracted pace throughout the 14th-19th centuries, failing to expand upon its prestige origins as a Saxon Minster and township, despite the granting of a market and fair in the 13th century. Periods of depopulation in the 17th and 18th centuries due to disease and mass emigration (attributed to poverty in the area) contributed to the limited development of the village, with the result being a well-preserved example of medieval township planning in the road arrangement around the market place.
- 5.4. The Site is located on Church Street but is likely to be older than the street owing to its drawn-back frontage. This assumption is supported by dating Church Street to the early 19th century, whilst Thatched Cottage is generally considered to be of late 17th to early 18th century construction. Research by Baggs et al (1996) notes the following in relation to the age, construction and purpose of Thatched Cottage and neighbouring buildings of similar age:

“Bell Cottage on Bell Lane, (fn. 3) formerly fronting the market place, Thatched Cottage on Church Street, (fn. 4) and Knapps Farm on Bridge Street...all began as small, timber-framed, three-bayed houses with open halls: Bell Cottage, the most archaic, retains a cruck truss, and Thatched Cottage and Knapps Farm are of similar, cruck-derived construction. All were later encased in rubble, Thatched Cottage possibly c. 1700 when ‘a great deal’ of building was noted there.”⁵

Records from the Earl of Shrewsbury’s private collection of Arundel Castle⁶ purport that the building had undergone a major structural alteration by 1789, upgrading from the traditional timber-framed construction to masonry supported external envelope. This is also believed to be the time when the building took on its current L shape, at the same time as the neighbouring property ‘Roseanne’ which was of symmetrical design according to cartographic evidence in the 19th century (figure 5).

- 5.5. Between 1789 and 1963 little is known about the building’s evolution, however by assessing the interior truss arrangements on Site it is evident that the building has suffered fire damage, leading to a contraction of the building along its length and reconstruction of the western gable. Cartographic

⁵ Baggs et al, 1996

⁶ Arundel Castle Archives, MS TP 101, 1789

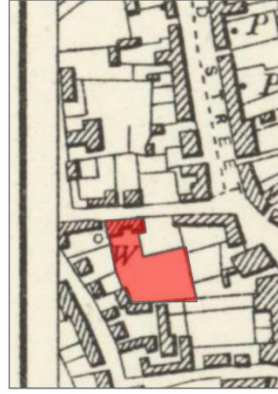
evidence although not completely reliable does suggest that in 1880 the building was adjoined at its western end to the terrace of properties leading to the end of Church Street. By 1898 the site is depicted as detached from the terrace.

- 5.6. In 1963 the building had undergone extensive renovations and refurbishments, with records maintained by one previous owner T.E Crowley in the 1960's in which much of the property stood in a '*forlorn state*' and with significant '*inbuilt disadvantages*'.⁷ At the time of renovation in 1963, the building interior was described as being over a century old and in an uninhabitable state, with broken windows, rotting floorboards, plaster crumbling and leaking thatch. The extent of renovations included laying new floors and creating a levelled floor structure, replastering interior walls, installation of a new fireplace, replacing upper storey floor joists, replacement of all windows (with the exception of the diamond paned windows to the upper storey rear gable extension), removal of second entrance door.
- 5.7. The building had existed for a time as two very small separate dwellings, made evident by a crude internal separating wall and the twin entrance doors visible in figure X. Prior to this the exact use of the building is difficult to determine. With its purported construction to be around the early 18th century, the purpose of a building in proximity to the medieval church, yet segregated from the village centre, would imply lay agricultural residences with the possibility of its use as an agricultural store.

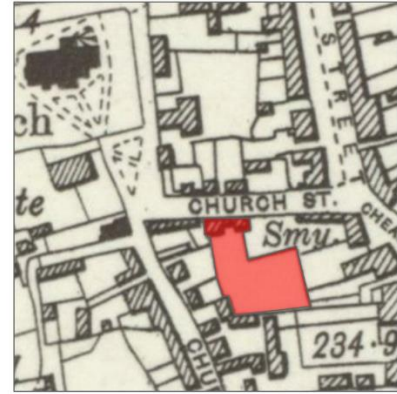
⁷ Crowley, T.E. *Story of a House*, 1963.



OS 1:6 Oxfordshire Sheet
XXXVII 1876-1880



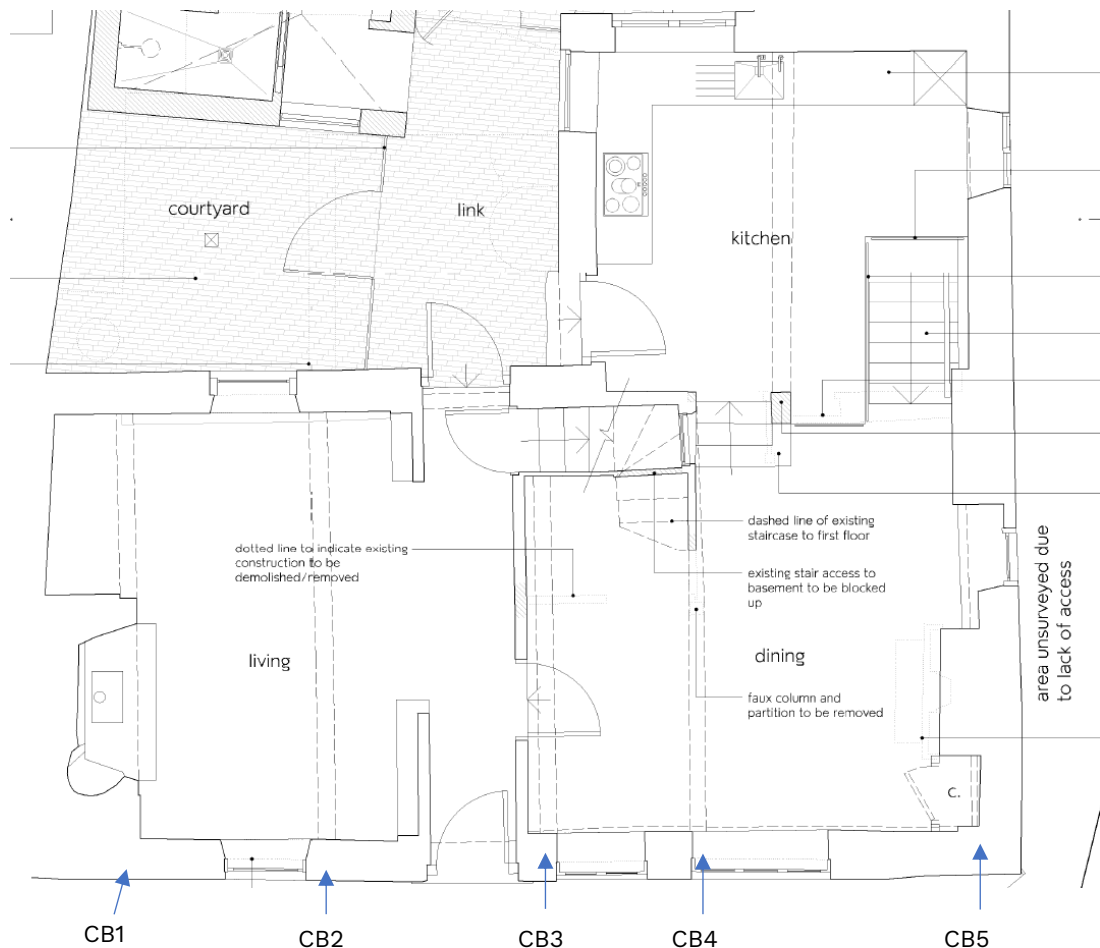
OS 1:6 Oxfordshire
Sheet XXXVII.NE 1898



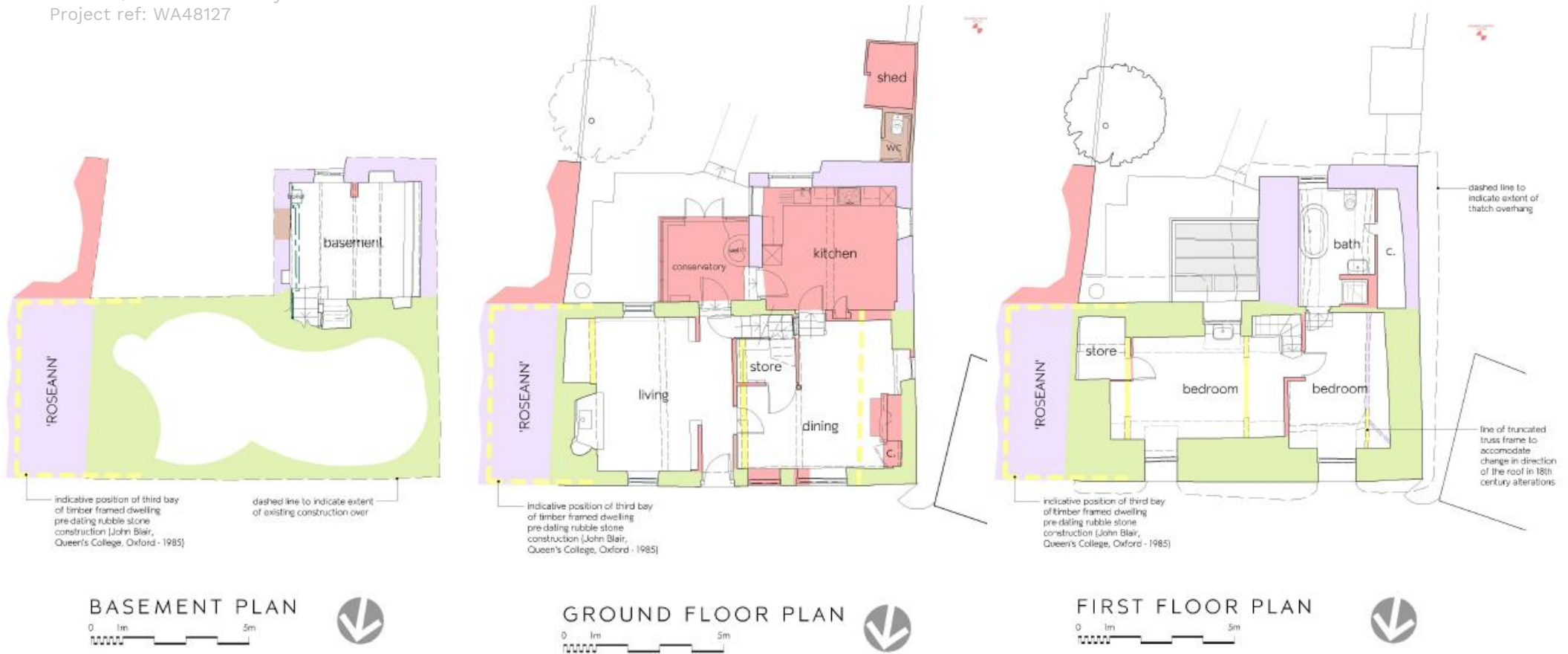
OS 1:6 Berkshire Sheet IV.
1922

Figure 5. Map regression of the Site

- 5.8. Much of the internal fabric is contemporary including large sections of the timber floor structure which have been altered and in places replaced with new cross-beams, joists and floorboards, resulting in a loss of original fabric. There are examples of earlier cross-beams, though CB4 and CB5 appear to have been moved during a previous renovation, as they are not consistent with the cruck-style trusses which are aligned on CB1, CB2 and CB3.



- 5.9. The internal wall arrangements are predominantly 1960s partitions, obscuring some structural upstanding material in the two ground floor reception areas. The tiled and timber flooring across the ground floor is of 1960s installation. The stairwell to the upper storey is obscured by anachronistic moulded panels (purportedly salvaged from the nearby church in the previous century) and plasterboard encasing. However it is believed that the stairwell is of a substantial age, likely of 19th century origin when the building was divided into two units.
- 5.10. The cellar post-dates the original construction and was likely developed at the time of the rear extension in the early 19th century owing to the alignment of the cellar retaining walls aligned to the kitchen rear extension footprint.
- 5.11. The roof pitch would have had to have been altered in the 18th century renovations, which saw the creation of the second storey and the rubble-wall envelope, in order to set the rafters against the new wider wall-plate position, and to create the necessary eaves overhang.



- pre 17th century construction
- 17th century construction
- 18th century construction
- 19th century construction
- post 1960's construction

Figure 7. Phasing plan of Thatched Cottage

6. Establishing Significance

6.1. Significance is defined in the Framework as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest...significance derives not only from a heritage asset’s physical presence, but also from its setting...”

6.2. Architectural and Artistic Interest

6.3. Thatched cottage is constructed partially as a cruck-style timber-framed later enveloped by rubble-walled construction, supporting a moderately pitched thatch roof. These methods of construction are distinct in their historic origin and express a degree of vernacular articulation. The building’s evolution through multiple alterations has impacted the function of the former cruck-formed trusses, creating inconsistent spacing of the trusses and floor beams across the length of the building. Whilst this evolution has affected the way in which the building functions, the structure is unusual in its composition, possessing architectural interest through both its surviving structural fabric and the composite effect of its historic alterations.

6.4. The rear gable and stack extension increased the Site footprint and internal proportions significantly, the structure exhibiting mid-18th century detailing (casements with leaded panes, Stonesfield slate stones, slim timber lintels) inferring an improvement in the residences economic position. These contribute to the overall architectural interest of the Site as well as contributing to understanding the history and phasing of the building.

6.5. The building has undergone a series of structural alterations in the past which have impacted architectural interest by making its authenticity less legible. This includes at some stage a contraction along the length of the building, making the original dimensions and purpose of the building difficult to ascertain.

6.6. Surviving historic features including the remains of cruck-style trusses, lathe and plaster internal walls and original floor beams and joists are of architectural interest. Their survival contributes to our understanding of the building structure, design and in the case of the trusses our understanding

of a vernacular application of structural carpentry. A full table of historic fabric of architectural interest contributing to the significance of the building can be seen in figure 8.

- 6.7. With buildings possessing complex or ambiguous development histories, determining the nature of significance can be better clarified through a scale-based system. The features of the Site have been assessed using a grading system as detailed in figures 7 and 8:

Level of Value / Interest	Description
Very High	Individual attributes that convey outstanding universal value of the Site.
High	Individual attributes that can be shown to have exceptional qualities in their fabric or historical associations, potentially not adequately reflected in the listing grade.
Medium	Individual attributes that can be shown to have beneficial qualities in their fabric or historical associations.
Low	Individual attributes of limited quality or historic associations, often compromised by poor preservation and/or poor survival of contextual associations.
Negligible	Individual attributes which do not contribute to architectural or historic merit.
Unknown	Individual attributes with some hidden potential for historic significance. The importance of the attribute has not been possible to ascertain.

Figure 8. Scale of Interest derived from attributes of the Site.

Architectural Feature or Fabric	Contribution to Significance
Timber-framed core with coursed limestone rubble external walls	High
Thatched roof	High
3-celled C17 plan	High
Lintel of a further blocked doorway	Medium
2 dormer windows fitted with 3-light casements	Low
1720 with leaded panes	High
Stonesfield slatestones	Medium
Gabled roof, hipped to the west	Medium
External brick gable-end stack	Medium
free-standing stack to the west	Medium
one 8/8 unhorned sash to the east	Low
One dormer fitted with a 3-light leaded early C18 casement with a Stonesfield slatestone sill	Medium
West gable-end with one single-light casement, and the extension with one 2-light early C18 leaded casement.	Medium
3 principal trusses consisting of square-section jowled studs (most of the jowls cut off) linked by chamfered bridging beams with run-out stops	High
Beam in the west ground-floor room with one jewelled stop	Medium
Original joists with chamfers and run-out stops	Medium
Chamfered jamb to former staircase adjacent to 3 steps up to C18 extension, the doorway with a 3-plank C17 door	Medium
Course stone rubble-based cellar floor with arranged pitching stones to southern end.	Unknown

Figure 9. Determination of interest of attributes at the Site.

6.8. The building summarily possesses a **medium to high degree of architectural interest**. The nature of the Site's significance as derived by architectural interest is principally in its vernacular and composite qualities, rather than an aesthetically derived interest. Whilst the building is pleasant to look at

from its own grounds and from Church Street, the aesthetic qualities are of less interest than the historic fabric composing the structure.

6.9. The building is modest in proportions and of vernacular construction, being compact in its interior with low ceilings and narrow corridors. The Site does not possess any designed ornamentation or purposeful artistry in its architectural detailing. As such there is a **low degree of artistic interest** embodied in the building.

6.10. Historic Interest

6.11. The original purpose of the building is not verifiable, but research indicates that it was likely an agricultural labourer's residence, possessing sufficient space for storage and accommodation as late 17th / early 18th century farming practices would demand.

6.12. The evolution of the building over time is made evident in its physical composition and surviving fabric. In the external envelope, for example, the supporting lintel for the former entrance on the westernmost end of the building remains in situ to illustrate the historic arrangement of the frontage. The combination of the Site's squat stature, thatched roof and rough cast local rubble walls illustrate local labouring community living arrangements of the late 17th and early 18th centuries and connect Bampton to its predominantly agrarian roots through the building's survival.

6.13. There are no known notable persons associated with the commission or construction of the building, however it was purportedly in the ownership of the Earl of Shrewsbury in 1700, leased to a John Williams.⁸ The Site itself does not illustrate any connection with the previous ownership.

6.14. Summarily the building provides **some degree of historic interest** contributing to its significance, derived principally in its contribution to local history and the development of the village.

6.15. Archaeological Interest

6.16. There is potentially a high degree of archaeological interest within the site boundary. Oxford Archaeological Unit provided research and undertook

⁸ T.E Crowley (1963) p.4

verification digs to establish whether the western boundary of the plot on which Thatched Cottage sits is linked to a previous major Saxon/Medieval thoroughfare to Bampton's former Minster.⁹ The trial trench provided some indication of the potential for the plot to contain artefacts and evidence of historic foundations which may be linked to the thoroughfare and an associated market purported to have taken place either side of the road south of the Minster.

6.17. Within the context of this prior research, it is advisable that an Archaeological Assessment is undertaken in order to establish whether the proposed link detached extension would cause any harmful impacts to buried archaeology.

6.18. Setting of designated heritage assets and local character

6.19. Annex 2 of the Framework defines setting as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

6.20. Setting is not fixed and will change over time; therefore, cumulative change should be taken into consideration. In this instance where the significance of an asset has been compromised *"...consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset."*

6.21. In pursuance of proportionality of research in relation to the level of significance of affected heritage assets, the position of the extension to the rear of the property tucked into the easterly corner adjacent to the neighbouring property and boundary wall, is sufficiently obscured as to be of no visual impact or harmful impact to users experience of the asset, or be a negative influence on the conservation area or the setting of any surrounding statutorily listed buildings.

⁹ Crowley, 1963

7. Heritage Impact Assessment

7.1. The proposals will impact the following designated heritage assets:

- Thatched Cottage, Grade II listed building

7.2. As a result of the development, Bampton Conservation Area will not be directly or indirectly impacted owing to the position of the proposals away from any publicly accessible location, and has therefore been discounted from further discussion.

7.3. Figure 8 details all elements of the proposals which may affect attributes of the building contributing to its significance. This includes a proposed link-detached extension which will be proposed in a separate application. The following sections analyse the more substantial parts of the proposals in more detail.

7.4. Link-detached Extension

- There will be negligible impact to the significance of the building by introducing the small contemporary structure proposed. The rear views of the property are a very low contributor to the significance of the building as detailed in the above statement of significance. Nevertheless, aesthetics have been considered within the design to a high degree, by reflecting the roof rhythm of the historic rear extension, removing the incongruous conservatory, avoiding ornamentation and detailing (consistent with the building's architectural and artistic interest) and avoiding impacting historic fabric by being of link-detached freestanding structure.
- The new extension results in zero loss of historic fabric, conserving the architectural features contributing to the Site's significance. It also ensures that the current historic form of the building is maintained, with the extension being detached and ultimately reversible.

7.5. Cellar alterations

- The current cellar floor has not been dated to the original extension of the mid 18th century, however it is clear that there remains some historic

fabric by virtue of the combination of irregular course stone rubble and arranged stone pitching stones. The contribution of the cellar floor to the building's significance has been identified as unknown, being of ambiguous purpose, age and material provenance. Conservation of the cellar as a functional space will be sufficient to maintain the significance of the asset as the loss of the cellar could pose a risk in the future. Reuse of the cellar fabric will be neutral, as this will not provide any less or any greater contribution to the significance of the asset.

Works	Contribution of attribute to significance	Level of Impact	Justification
Cellar – existing window to be replaced with vacuum glazed timber in matching style	Low	Negligible	The cellar window, currently beyond repair, is to be replaced with an aesthetically matching replacement
Cellar - Introduction of newton cavity drain tanking	Unknown	Negligible	Water ingress into the cellar is an issue for both useability and conservation of the fabric. The tanking arrangements for the cellar are a positive step towards improving the useability of the space by preventing water ingress, without materially affecting the space
Cellar - Proposed timber staircase	Unknown	Less than substantial (very low degree)	The new staircase introduces a practical solution to improve the conservation of the building by making the cellar more accessible. There is impact in the removal of the existing stone steps and the opening up of the top of the cellar retaining wall and kitchen/lounge floor structure to accommodate the new stairs. The alterations cause minimal impact and greatly improve accessibility.
Ground Floor – removal of existing conservatory	Negligible	Negligible	The removal of the conservatory will be an enhancement to the building as it provides a negative contribution to the building’s rear aesthetic and is of poor architectural quality.
Ground Floor – erection of link-detached outbuilding	Rear Aesthetic - Low	Negligible	The new building provides a well-designed beneficial enhancement to the building, combining contemporary style and accessibility making the building useable for future generations, but also reflecting the pitch rhythm of the existing rear extension roof without being dominant. The contemporary design makes the existing building more legible in its historic qualities, by being clear in its modernity. There is no ornamentation or styling beyond the larch cladding, making the designs consistent with the architectural and artistic interests of the building.

Existing kitchen door, cupboard and modern partition to be removed	Negligible	Negligible	The kitchen door and fittings affected are not of historic interest and date from the mid-late 20 th century
Double-glazed link structure	Low	Negligible	The erection of the glazed structure to replace the existing conservatory will neither enhance nor detract from historic and architectural interest. Structural support of the glazing screens should be minimal and any brackets to be affixed to the external walls should be integral to avoid the risk of moisture ingress, using the minimum size bolts required for the safe structural integrity of the link.
Existing window to be refurbished	Low	Negligible	Refurbishment will be limited to required repairs only on a like for like basis
Interior - Timber column to be removed	Negligible	Negligible	The column is anachronistic, taken from the nearby church in the 1960s.
Interior – existing steps to be refurbished	Negligible	Negligible	The steps to the kitchen are undated but are believed to have been replaced in the 1960s as part of a major refurbishment. The steps will nevertheless be retained and improvements made to the footing and tread to ensure their safe continued use.
Erection of retaining garden wall	Low	Negligible	The erection of the retaining wall provides clarity of the existing property boundary. There will be no impact to existing historic fabric contributing to significance, and the setting of the cottage will not be changed to a degree which causes harm to the significance of the building.

8. Conclusion

- 8.1. The proposals seek to introduce a limited number of internal alterations to make the cellar space more accessible and in doing so optimise existing internal space within the property.
- 8.2. This report has identified the attributes of the building which contribute to its heritage significance and has assessed the proposals for their potential impacts on those attributes, using best practice in determining the level of harm arising from the proposals.
- 8.3. The proposals avoid harm to the significance of the building, with the exception of a very low degree of less than substantial harm through the opening up of the cellar wall, introducing a new staircase and blocking off the existing stairs. These elements change what is presumed to be the historic route to accessing the cellar and require some removal of historic fabric. This very low degree of harm is mitigated by the enhancement of the building's existing space in terms of accessibility and useability, allowing the cellar to be used more effectively, contributing to the building's long-term conservation.
- 8.4. The proposals conserve the special architectural and historic interest of the building's fabric in accordance with Policy *EH11: Listed Buildings*. The designs avoid material impact to fabric with the exception of the opening up of a section of the wall and ground floor to the cellar. This impact is mitigated by conserving the building's internal spaces in a manner befitting its significance.
- 8.5. The proposals adhere to policy *EH9: Historic Environment*. The designs have purposefully sought to avoid adverse impacts on the fabric of the building which contributes to its significance. The level of harm arising from the cellar alteration (less than substantial) has been mitigated to a degree proportionate to its contribution to significance by requiring minimal removal of fabric and greatly improving accessibility as a result.

9. Appendices Site Images



1. Street facing frontage of the Site



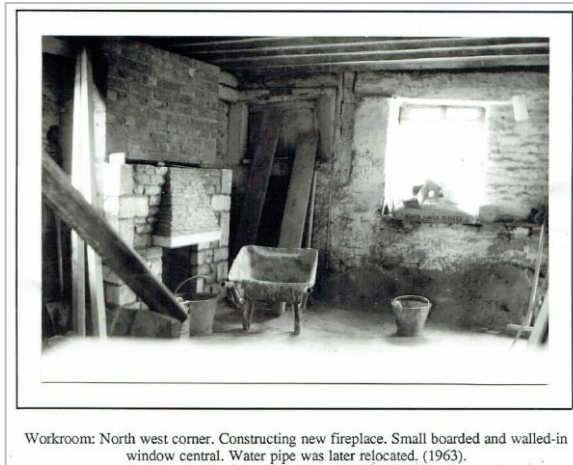
2. Rear view of the Site (private garden)



3. View of Site within its setting (Church Street)



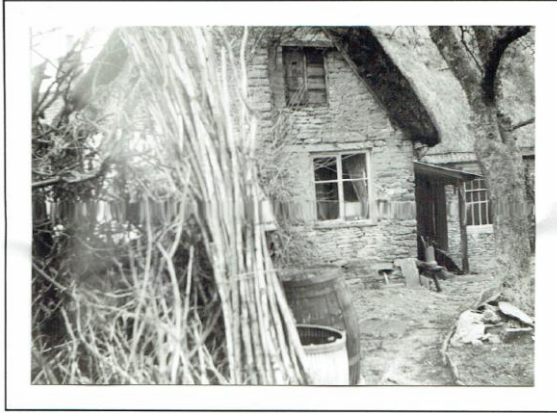
4. Lounge fireplace at time of report



5. Evidence from Crowley 1963 of construction of new fireplace



6. Mid 18th century rear extension at time of report



7. Evidence of poor condition of extension in 1963 including boarded-up 2nd storey window



8. Evidence of removal of historic joists and replacement and re-notching of new timber



9. Basement stairwell. The vertical timber support to the partition wall above is anachronistic and purportedly supports only the broom cupboard above.



10. Viewing window to cellar. It is unlikely that the cellar was designed to be accessed from the rear of the property, indicating the internal stairwell is contemporary to the cellar as the main access.



11. Current facilities at ground level – a 1950s outhouse and adjoining shed.



12. Example of Stonesfield slates built into historic sill at front of the Site.

List Entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1389409**

Date first listed: **03-Sep-2001**

List Entry Name: **THATCHED COTTAGE**

Statutory Address 1: **THATCHED COTTAGE, CHURCH STREET**

Location

Statutory Address: **THATCHED COTTAGE, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Oxfordshire**

District: **West Oxfordshire (District Authority)**

Parish: **Bampton**

National Grid Reference: **SP3134403249**

Details

BAMPTON

1289/0/10006 CHURCH STREET 03-SEP-01 Thatched Cottage

II

Continues overleaf...

House. Early C17, truncated and rebuilt early C18. Renovated 1963. Timber-framed core with coursed limestone rubble external walls; thatched roof. PLAN: 3-celled C17 plan, the eastern cell removed early C18. EXTERIOR: one storey and dormer attic. North facade with one doorway left of centre, one fixed C20 window to its east with 4x4 fixed panes, and 2 C20 casements to its west, the centre one blocking a former doorway. Lintel of a further blocked doorway to the far west. 2 dormer windows fitted with 3-light casements, that to the east of c. 1720 with leaded panes, the other C20. Both with graded Stonesfield slatestones to the wide sills. Gabled roof, hipped to the west. External brick gable-end stack to the east embedded in the adjacent property, and a free-standing stack to the west return. South elevation is L-shaped, the foot of the L to the west added early C18, and with a partly external gable-end stack and one C20 casement to each floor. Main rear elevation with a doorway opposite the north doorway, and one 8/8 unhorned sash to the east. One dormer fitted with a 3-light leaded early C18 casement with a Stonesfield slatestone sill. West gable-end with one single-light casement, and the extension with one 2-light early C18 leaded casement. INTERIOR: C17 front range with 3 principal trusses consisting of square-section jowled studs (most of the jowls cut off) linked by chamfered bridging beams with run-out stops. The beam in the west ground-floor room with one jewelled stop. Original joists with chamfers and run-out stops. West room with chamfered jamb to former staircase adjacent to 3 steps up to C18 extension, the doorway with a 3-plank C17 door. Entrance passage with reused panelling on west wall: mid C17 to the north and mid C18 raised and fielded to the south. Exposed principal stud visible in cellar of the C18 extension indicates that sole plates were not used.

Roof structure consists of principal rafters with through purlins trenched into the outer faces of the principals and clasped by trenched collars. Collars cut out to increase headroom, and the purlins shaved down to allow insertion of dormers. C18 extension has one tier of reused butt purlins either side.